

CHRISMAR VISTA

FILE NUMBER PLP 166/95

TAX NUMBER S8290-00-00023-10

A PORTION OF THE S.E. 1/4, S.W. 1/4, SEC. 10, T. 29 N., R. 2 E., W.M.
ISLAND COUNTY, WASHINGTON.

FND. CONC. MON. IN
CASE WITH LD. & TK.
3-5-96.
MON. IS .13 SOUTH OF
CENTER OF SECTION LINE.
SEE SHORT PLAT
A.F. # 92002682.

N 89° 36' 51" E 461.44' (RECORD)

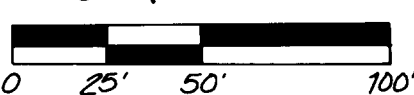
CENTER OF SECTION
PER SHORT PLAT RECORDED
UNDER A.F. # 92002682
(NOT FOUND THIS SURVEY)

FND. CONC. MON. IN CASE
WITH LD. & TK.
3-5-96.

SHORT PLAT NO. 79-115

SHORT PLAT NO. 78-8

SCALE: 1"=50'



NOTE:

INSTRUMENTATION FOR THIS SURVEY
WAS A SIX SECOND THEODOLITE AND
AN ELECTRONIC DISTANCE MEASURING
UNIT. PROCEDURES USED IN THIS SURVEY
WERE FIELD TRAVERSE, MEETING OR
EXCEEDING STANDARDS SET BY
WAC 332-130-090.

LEGEND:

○ = SET REBAR & CAP L.S. # 14470.
⊕ = SET 2 1/2" BRASS SURFACE MON. W/ PUNCH.

BASIS OF BEARING:

LOT 4 OF SHORT PLAT NO. 28/89-10.8290-00-
00023-3 AS RECORDED IN VOL. 2 OF
SHORT PLATS, PAGE 341.

NOTES:

- SUBJECT TO AN EASEMENT FOR
TELEPHONE RECORDED UNDER
A.F. # 92008034. (AS LOCATED).
- SUBJECT TO AN EASEMENT FOR INGRESS,
EGRESS & UTILITIES IN FAVOR OF
THE FREELAND WATER DISTRICT AS
RECORDED UNDER A.F. # 92001759.
- SUBJECT TO COVENANTS, CONDITION
AND RESTRICTIONS RECORDED
UNDER A.F. # 92006198.

ADDITIONAL R.O.W.
DEDICATED TO ISLAND
COUNTY UPON THE RECORD-
ING OF THIS PLAT.

FND. 4"x4" CONC. MON.
WITH 1" LEAD PLUG WITH
SCRIBED "X"
3-26-96.

5/4 CORNER 10-29-2
FND. 4"x4" CONC. MON.
WITH WOOD PLUG & TACK
3-26-96.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C-1	32° 12' 15"	25.00'	14.05'
C-2	21° 44' 59"	40.00'	15.18'



**Tri-County
Land Surveying Company**

626 128th ST. S.W. SUITE 108
EVERETT, WA 98204 (206) 355-4402 FAX: 355-4678

APPLICANT:

VERLANE GABELEN
2851 EAST 6100 SOUTH
CLINTON, WA 98236

DRAWN BY

C. SCHWARZ

DATE

AUGUST, 1996

JOB NO.

96-049

CHECKED BY

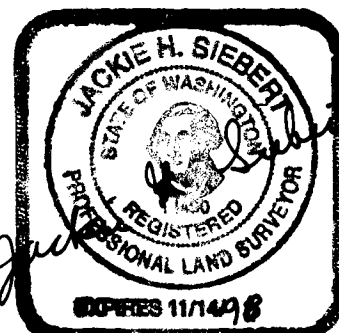
R. SPEEGLE

SCALE

1"=50'

SHEET

3 of 3



12-31-96

326 5613

CHRISMAR VISTA
A PORTION OF THE S.E. 1/4, S.W. 1/4, SEC. 10, T. 29 N., R. 2 E., W.M.
ISLAND COUNTY, WASHINGTON.

FILE NUMBER PLP 166/95
TAX NUMBER S8290-00-00023-10

RESTRICTIONS:

- "DIRECT VEHICULAR ACCESS TO CAMERON ROAD IS RESTRICTED TO THE EASEMENTS SHOWN HEREON".
- "A PORTION OF THE PROPERTY IS ENCUMBERED BY STEEP SLOPES. NO GRADING (CLEARING, EXCAVATION, AND FILLING) IS PERMITTED UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM, IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT".
- "NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT".
- "APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL SYSTEM PERMIT".
- "ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT".
- "ALL DRAINAGE FROM PRIVATE ROADS, AND STRUCTURES ON INDIVIDUAL LOTS ARE TO BE KEPT ON SITE. THERE ARE NO EXISTING DITCHES TO KEEP WATER FROM IMPACTING COUNTY ROADS".

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE:

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 3rd DAY OF February, 1997.

Rich Phoenix
COMMISSIONER, CHAIRMAN

LS
COMMISSIONER

William L. M. Dwyer
COMMISSIONER

PLANNING DIRECTOR'S APPROVAL CERTIFICATE:

THIS PLAT CONFORMS TO THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 22nd DAY OF JANUARY, 1997.

Vincent Mox
PLANNING DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE:

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(I) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 22nd DAY OF JANUARY, 1997.

R. L. Allen
ISLAND COUNTY ENGINEER



12-31-96



**Tri-County
Land Surveying Company**
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EVERETT, WA 98204 (206) 355-4402 FAX: 355-4678

APPLICANT:
VERLANE GABELEN
2851 EAST 6100 SOUTH
CLINTON, WA 98236

DRAWN BY C. SCHWARZ	DATE AUGUST, 1996	JOB NO. 96-049
CHECKED BY R. SPEEGLE	SCALE 1" = 50'	SHEET 2 OF 3

326 5013

97001439

CHRISTMAR VISTA

v. 13

p. 154

154

CHRISTMAR VISTA
A PORTION OF THE S.E. 1/4, S.W. 1/4, SEC. 10, T. 29 N., R. 2 E., W.M.
ISLAND COUNTY, WASHINGTON.

FILE NUMBER PLP 166/95
 TAX NUMBER S8290-00-00023-10

LEGAL DESCRIPTION:

LOT 4 OF SHORT PLAT NO. 28/89-10.8290-00-00023-3, AS APPROVED ON FEBRUARY 14, 1992 AND RECORDED FEBRUARY 14, 1992, IN VOLUME 2 OF SHORT PLATS, PAGE 341, UNDER AUDITOR'S FILE NO. 92002882.

SITUATE IN COUNTY OF ISLAND, STATE OF WASHINGTON.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOREVER, ALL PRIVATE ROADS AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THE PLAT DEVELOPMENT. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PUBLIC AND PRIVATE ROAD OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 19th DAY OF December, 1996.

Duane and Chris Gabelein Verlane and Marilyn Gabelein
 HUSBAND AND WIFE HUSBAND AND WIFE

Vernon and Linda Gabelein James W. Ries
 HUSBAND AND WIFE BY: FRONTIER BANK

OWNER'S CONSENT AND ACKNOWLEDGMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANT(S) HEREBY CERTIFY THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Duane and Chris Gabelein Verlane and Marilyn Gabelein
 HUSBAND AND WIFE HUSBAND AND WIFE

Vernon and Linda Gabelein James W. Ries
 HUSBAND AND WIFE BY: FRONTIER BANK

TREASURER'S CERTIFICATE:

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1997.

by: Dannick E. Bainbridge Deputy
 SIGNATURE AND SEAL

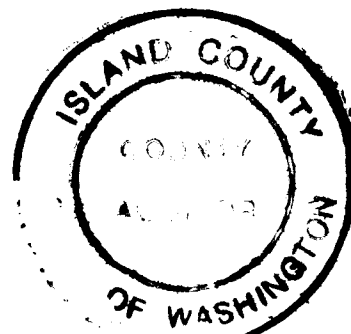
**CERTIFICATE OF TITLE:**

RECORDED January 3, 1997 IN VOLUME 720, PAGE 3210 UNDER AUDITOR'S 97001439, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 3rd DAY OF January, 1997 AT 11:50 A. M. IN VOLUME 13 OF LONG PLATS, PAGE(S) 154-156, UNDER AUDITOR'S FILE NO. 97001439, RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY ADMINISTRATOR.

Art Hyland, Auditor
by: Shirley J. Jensen, Deputy
 ISLAND COUNTY AUDITOR

**SURVEYOR CERTIFICATE:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF JAN, 1997.

Jackie H. Siebert
 JACKIE H. SIEBERT, P.L.S.

14490
 CERTIFICATE NUMBER

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON)
) SS
 COUNTY OF Island)

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED DUANE AND CHRIS GABELEIN, KNOWN TO ME TO BE THE PERSONS, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jenny A. Barnett
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Island

MY COMMISSION EXPIRES: 8/5/00

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) SS
 COUNTY OF Island)

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED VERLANE AND MARILYN GABELEIN, KNOWN TO ME TO BE THE PERSONS, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jenny A. Barnett
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Island

MY COMMISSION EXPIRES: 8/5/00

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) SS
 COUNTY OF Island)

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED VERNON AND LINDA GABELEIN, KNOWN TO ME TO BE THE PERSONS, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jenny A. Barnett
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Island

MY COMMISSION EXPIRES: 8/5/00

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) SS
 COUNTY OF Island)

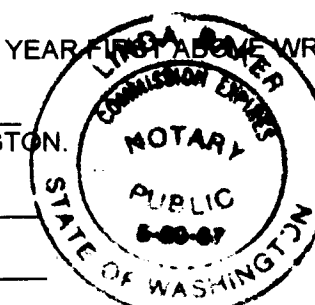
THIS IS TO CERTIFY THAT ON THIS 31st DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED James W. Ries KNOWN TO ME TO BE A VP Vice President OF FRONTIER BANK, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USED AND PURPOSED THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Shirley J. Jensen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Everett

MY COMMISSION EXPIRES: 5-20-97



**Tri-County
 Land Surveying Company**

626 128th ST. S.W. SUITE 108
 EVERETT, WA 98204 (206) 355-4402 FAX: 355-4678

APPLICANT:

VERLANE GABELEIN
 2851 EAST 6100 SOUTH
 CLINTON, WA 98236

DRAWN BY C. SCHWARZ	DATE AUGUST, 1996	JOB NO. 96-049
CHECKED BY R. SPEEGLE	SCALE 1"=50'	SHEET 1 of 3

320 5613